



CHATHAM COUNTY PLANNING BOARD
AGENDA
Tuesday, March 6, 2012
Dunlap Building Classroom
Pittsboro, NC

6:30 P.M.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:
- II. CALL TO ORDER:
- III. DETERMINATION OF QUORUM:
- IV. APPROVAL OF AGENDA:
- V. APPROVAL OF CONSENT AGENDA:
Minutes: Consideration of a request for approval of the February 7, 2012 Planning Board minutes.
- VI. PUBLIC INPUT SESSION: Fifteen-minute time of public input for issues **not** on agenda. Speakers limited to three minutes each.

6:45 P.M.

- VII. SUBDIVISION:
Request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for a revision to the existing sketch plan for Fearrington – Section X, consist of 226 lots on 123.8 acres, located off 15-501 N. and Weathersfield, East Camden, and Millcroft, Williams Township, parcel #18998. **See - Attachment #1 Planning Board Agenda Notes**

7:00 P.M.

- VIII. ZONING AND ORDINANCE AMENDMENTS
Items from January 17, 2012 Public Hearing:
 1. A request by Warren Mitchell dba Iron Clad Storage to rezone Parcel No. 71691, consisting of approximately 5.41 acres, located at 102 Vickers Rd., and approximately five (5) acres from Parcel No. 18872, from Conditional Use Light Industrial (CU-Ind-L) and Residential 1 (R1) to Conditional Use Regional Business (CU-RB), Williams Township. ***This request was recommended for approval during last month's Planning Board meeting February 7, 2012.***
 2. A request by Warren Mitchell dba Iron Clad Storage for a revision to the existing conditional use permit on Parcel No. 71691 to add the additional five (5) acres from Parcel No. 18872 to the permit for the uses of self-storage facility/mini warehouse storage facility with related retail and services (i.e. moving truck rental), recreational vehicle storage facility, and boat storage facility. ***See Attachment #2 – Review of this request was continued during last month's Planning Board meeting.***
 3. Request by the Chatham County Board of Commissioners for the proposed Chatham County – Town of Cary Joint Land Use Plan – discussion continued. ***Please refer to notes from last month and plan document and map distributed previously.***

Items for March 19, 2012 Public Hearing: - Application Information to be distributed at meeting:

Miscellaneous

1. Public hearing request for search ring approval from Matthew Danielson with Raleigh Towers to locate a telecommunications tower within the northeastern portion of the county.

Legislative

1. Public hearing request by Kent Dickens for a text amendment to the Chatham County Zoning Ordinance to add boat storage facility and recreational vehicle storage to the list of permitted uses under the Industrial Light and Industrial Heavy zoning classifications.
2. Public hearing request by the Chatham County Board of Commissioners for text amendments to the Zoning Ordinance to modify the following sections as described below:
 - Section 3**, Revise the bona fide farm exemption
 - Section 4**, Districts Established – Delete references to districts that will change to conditional zoning districts
 - Section 5**, Conditional Use Districts – Change section to refer to new requirements for conditional zoning districts
 - Section 7**, Definitions – Modify definitions
 - Section 10**, Schedule of District Regulations –Revise to refer to new conditional zoning districts
 - Section 11.3**, Environmental Impact Assessment - specify that environmental impact assessment is only required for non-residential projects and mixed use districts.
 - Section 13**, Lighting – allow internally-illuminated signs, delete amortization requirement for vehicular canopy lighting
 - Section 15**, Regulations Governing Signs – Specify that signs in the right-of-way are regulated by NCDOT
 - Section 17**, Conditional Use Permits – Revise procedures
 - Section 18**, Board of Adjustment – delete Table 2
 - Section 19**, Amendment to Zoning Ordinance – Revise provisions for parties that can apply for a rezoning, specify different procedures for citizen-initiated amendments and county-initiated amendments
 - Section 20**, Enforcement – delete stop work order, clarify issuance of Notice of Violation
 - Section 21**, Penalty for Violations – delete stop work order
 - Section 23**, Effects Upon Outstanding Conditional Use Permits – add procedure for termination of conditional use permits
 - Section 29**, Index – delete entire section
- 3.. Public hearing request by the Chatham County Board of Commissioners for text amendments to sections 11 and 22 of the Countywide Lighting Ordinance to allow internally-illuminated signs and delete the amortization requirement for vehicular canopy lighting.

- 4.. Public hearing request by the Chatham County Board of Commissioners for text amendments to sections 7.2 and 7.7 of the Subdivision Regulations to clarify conservation subdivision standards and review procedure
5. Public hearing request by George Farrell on property located at 306 McGhee Road, Parcel No. 74986, to rezone approximately 2.096 acres of the 10.01 acre tract from R-1 Residential to CU-NB Conditional Use Neighborhood Business, Williams Township.

Quasi-Judicial

1. Public hearing request by George Farrell on property located at 306 McGhee Road, Parcel No. 74986, for a conditional use permit for a boat storage facility and recreational vehicle storage facility on approximately 2.096 acres of the 10.01 acre tract, Williams Township.
2. Public hearing request by Scott Thomas, on behalf of Jessie Fearrington, for property located at the corner of US 15-501 N and Morris Road, Parcel No. 65232, to remove approximately .322 acres from the existing conditional use permit to be recombined with property owned by the North Chatham Fire Department.
3. Public hearing request by Talitha Sanders and Ellen Martin for a conditional use permit on Parcel No. 75481, located at 235 Easy Street, Baldwin Township, on 4.564 acres for a daycare center for 15 or fewer children.
4. Public hearing request by NNP Briar Chapel, LLC for a revision to the existing conditional use permit for the Briar Chapel compact community to clarify certain language, acknowledge certain completed commitments, and revise the master site plan to provide additional flexibility with the remaining undeveloped lands, Baldwin and Williams Townships.

8:00 P.M.

IX. NEW BUSINESS:

X. PLANNING DIRECTOR'S REPORTS:

1. Minor Subdivisions update - *See spreadsheet in packet.*

XI. BOARD MEMBER ITEMS:

8:15 P.M.

XII. ADJOURNMENT:

Times listed are tentative. The Planning Board will proceed with the agenda as items are complete.